Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Reuben's Driftway Condominium Assoc.
c/o Jessica Denio
6 Reuben's Driftway
Hampton, NH 03842

Statement 01/21/2022

Locus: Reuben's Driftway, Hampton

Work to date:

Public record research,
Review, compile, and consult re:
Reuben's Driftway Condominium
Town of Hampton Conservation Easement . . . . . .$ 500.00

Balance due . . . . . $ 500.00

Thank you.

Tocky

Jessi Denio/Reubens Driftway

3 messages

Jessica Denio <jsdenio@gmail.com> Thu, Jan 13, 2022 at 7:55 PM
To: stockton752@gmail.com

Thanks so much, again, for all your help today.

I spoke with our group and we would love to take you up on your offer to help us research our stake in and liability concerning this land. If you are still willing, that is.

Let me know what you think and how I can be of assistance.

Thanks again,
Jessica

Stockton Services <stockton752@gmail.com> Fri, Jan 14, 2022 at 6:38 AM
To: Jessica Denio <jsdenio@gmail.com>

On it, Jessie.
Can you get me the pleading (or whatever it's called)?
Just saw in the paper that Christos Valhouli lost his dad a few days ago...?
Tocky

[Quoted text hidden]

Jessica Denio <jsdenio@gmail.com> Fri, Jan 14, 2022 at 7:44 AM
To: Stockton Services <stockton752@gmail.com>

Yes, I have only a paper copy, but I will make a copy of it today and deliver it to you.

I also just received from our HOA President (who has done an alarmingly terrible job in this case) a forwarded series of emails between she and Erica in October that had never been shared with our ownership group. In these email Erica asserts over and over again that Reubens Driftway Association (RDA) is responsible for the maintenance and control of the parcel commonly referred to as “The Meadow” . I just do not believe, based on the Condo documents that I provided to you and the easement within, that to be true. Just because she speaks (types) about it with authority does not make it true.

In addition, I JUST LAST NIGHT found out that in this email exchange Erica threatened this law suit and our president acted antagonistically and essentially dared her to do it. At no point until last night did our pres bring this to the attention of my fellow residents and owners of RDA. So alarming and disappointing.

That all being said, I really believe the crux of our argument is that our president misrepresented our RDA as the organization in control of the meadow based on the easement. That’s what I hope the docs will prove.

Further, Erica asserts that the Meadow Pond Farm Corporation (Peter Olney) was dissolved in August 2021. Erica said in the emails to our president that at that point nothing changed about the management of the meadow, that it ALWAYS lied in the hands of the RDA, again I don’t believe that to be true. She claims the Easement was passed to the Hampton Conservation Commission, but claims he management falls to us. Again, I don’t believe this is the case based on the documents (and the precedent set since 1998, where Olney solely managed and maintained the meadow and adjoining paths and their fences. I don’t see how the management could suddenly fall to us without any notice. If the Grantor-ship of the easement had been conveyed to the town (appropriately filed and recorded) this would be on file with the town, correct? And wouldn’t the full rights of the Grantor transfer with the conveyance? If that is true, I believe the Town of Hampton is responsible for Peter’s former exclusive rights, their assignment, and the maintenance and use of the meadow.

Based on the emails trail received and conversations with Erica's neighbors telling me that she has plenty of resources and plans to bring this case all the way and fight for damages, I am so relieved that you are helping me understand the full scope of our complex ownership/Easement/Grantor rights and responsibilities. It is rumored she is looking for upwards of $30,000 in damages.

And yes, I did also hear from a mutual friend that Christos did lose his father recently. We may need to seek other counsel.

Ugh, this is exhausting and so unnecessary. If any one of the other 5 other owners of Reubens Driftway had been made aware of this situation and the severity by our president in October this would not be happening. Not one of us wishes to fight to maintain the rights of the Bealses to continue to graze on that land, nor do we have the right to do so. I do not know why our President kept this important information from us. I still firmly believe that we are not he entity with whom her claim resides, that we as owners have no rights in determining use or management of the meadow, but the nuisance of all of this is so frustrating. Our President had a dereliction of duty for sure, which is a whole other issue.

Anyway, I'll try to keep my future emails much more brief. Sorry for the book.

Thanks again and talk soon,
Jess
[Quoted text hidden]

Jessi Denio/Reubens Driftway

Stockton Services <stockton752@gmail.com> Fri, Jan 14, 2022 at 8:47 AM
To: Jessica Denio <jsdenio@gmail.com>

The book is good. Already printed and in your folder.
I think I made this clear to you, but let's be sure we are all on the same page.
Your board needs to understand one important thing.....
I am not being engaged to advocate for either plaintiff or defendant.
My role is to perform research for the purpose of facilitating awareness and understanding of the relevant facts by all parties.
Does that make sense and are they all OK with that?
T

[Quoted text hidden]

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Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

Gmail

Stockton Services <stockton752@gmail.com>

Jessi Denio/Reubens Driftway

Jessica Denio <jsdenio@gmail.com> Fri, Jan 14, 2022 at 9:14 AM
To: Stockton Services <stockton752@gmail.com>

100%
I was just on the phone with another member and explained that thoroughly.

We only seek clarification of our rights and responsibilities for the meadow and contained land.

Completely understood.

Thanks
Jessica
[Quoted text hidden]

WAY TOO MUCH INFORMATION

FLASH DRIVE IN FOLDER